



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 16TH, 2006
6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**

A. Approval of minutes from [workshop](#) and [regular](#) meetings on November 2, 2006.

REQUEST FOR APPROVAL OF A RESUBDIVISION

- 5. PUBLIC HEARING/CONSIDERATION – Replat [RP06-12](#) M. Zimmermann**
A proposed replat of Lots 1 and 2 in Block 215 of the Bryan Original Townsite, located at the northeast corner of West Martin Luther King Jr. and North Congress Streets in northwest central Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF VARIANCES (Commission has final approval; appeals may be directed to City Council.)

- 6. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV06-26](#) R. Haynes**
Two variances from the minimum 7.5-foot side building setback and a variance from the minimum 25 foot front building setback, to legitimize construction of a carport and a storage building on property located at 1804 Patton Drive, specifically occupying Lot 8 in Block 8 of the Milton Darwin's Subdivision – Phase 2 in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF REZONINGS (Commission makes recommendation; City Council has final approval.)

- 7. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ06-37](#) M. Zimmermann**
A request to change the zoning classification from an 'I' Industrial District to a 'PD' Planned Development District to allow a wholesale plant nursery on 3.93 acres of land located on the west side of the 2000 block of Finfeather Road between Cottage Grove Circle and Northcrest Drive in southwestern Bryan, Brazos County, Texas.

8. **PUBLIC HEARING/CONSIDERATION – Rezoning RZ06-41** **J. Dean**
A request to change the zoning classification from ‘RD-5’ Residential District - 5000 to ‘R-NC’ Residential Neighborhood Conservation District for all lots in the Briargrove Subdivision – Phases 1 & 5, located in Bryan, Brazos County, Texas.
9. **PUBLIC HEARING/CONSIDERATION – Rezoning RZ06-42** **J. Fulgham**
A request to change the zoning classification from ‘RD-5’ Residential District - 5000 to ‘R-NC’ Residential Neighborhood Conservation District for all lots in the Copperfield Subdivision – Phase 10E, located in Bryan, Brazos County, Texas.
10. **PUBLIC HEARING/CONSIDERATION – Rezoning RZ06-43** **R. Haynes**
A request to change the zoning classification from ‘RD-7’ Residential District - 7000 to ‘R-NC’ Residential Neighborhood Conservation District for all lots in the Briarcrest Estates Subdivision – Phase 1, located in Bryan, Brazos County, Texas.
11. **PUBLIC HEARING/CONSIDERATION – Rezoning RZ06-44** **R. Haynes**
A request to change the zoning classification from ‘RD-5’ Residential District - 5000 to ‘R-NC’ Residential Neighborhood Conservation District for all lots in the Briarcrest Estates Subdivision – Phase 5, located in Bryan, Brazos County, Texas.
12. **PUBLIC HEARING/CONSIDERATION – Rezoning RZ06-45** **J. Dean**
A request to change the zoning classification from ‘RD-5’ Residential District - 5000 to ‘R-NC’ Residential Neighborhood Conservation District for all lots in The Oaks Subdivision – Phase 8, located in Bryan, Brazos County, Texas.

PROPOSED AMENDMENT TO THE TEXT OF THE ZONING ORDINANCE (Commission makes recommendation; City Council has final approval.)

13. **PUBLIC HEARING/CONSIDERATION** **L. Guindi**
Proposed amendment to the text of the Zoning Ordinance, specifically to remove oil and gas well operations from the list of permitted uses in ‘A-O’ Agricultural Open Districts.

PROPOSED UPDATE TO THE COMPREHENSIVE PLAN (Commission makes recommendation; City Council has final approval.)

14. **PUBLIC HEARING/CONSIDERATION** **L. Guindi**
Proposed update to the Comprehensive Plan, including maps and policies intended to guide growth and development in the City of Bryan and its extraterritorial jurisdiction.

15. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.